### ORDINANCE NO. 2404

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE SECTION 20C.60.20 BUSINESS, MANUFACTURING PARK, AND INDUSTRY ZONES PERMITTED USES TO REVISE SEATING LIMITS ON EATING AND DRINKING ESTABLISHMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the City of Redmond desires to maintain a focus on manufacturing uses in the Manufacturing Park (MP) zone while allowing for other uses that are secondary to a manufacturing or assembly use to be successful; and

WHEREAS, the City of Redmond has determined that revising the seating limits for eating and drinking establishments in the Manufacturing Park zone that are secondary operations to a manufacturing or assembly of food and kindred products use supports Comprehensive Plan policy regarding manufacturing uses in the MP zone, provides opportunities to meet daily shopping or service needs close to residences and work places, and allows for successful businesses in Redmond to continue to thrive; and,

WHEREAS, state agencies received 60-day notice of Redmond's proposed Redmond Community Development Guide amendment on March 11, 2008; and,

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on March 12, 2008, for the proposed amendment; and, WHEREAS, pursuant to appropriate published notice, the City of Redmond Planning Commission held a public hearing on the proposed changes to the Redmond Community Development Guide on April 30, 2008 at which the applicant gave public testimony; and,

WHEREAS, on May 28, 2008, the Planning Commission forwarded a recommendation to the City Council to approve the change to the Redmond Community Development Guide, Section 20C.60.20 Business, Manufacturing Park and Industry Zones Permitted Uses; and,

WHEREAS, on June 17, 2008 the City Council considered the Planning Commission's recommendation on the change to the Redmond Community Development Guide and wishes to adopt it; now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1: Findings, Conclusions, and Analysis. In support of the proposed change to Redmond Community Development Guide Section 20C.60.20 Business, Manufacturing Park, and Industry Zones Permitted Uses, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated March 12, 2008, including all related exhibits to that report; and the findings, conclusions and analysis in the Planning Commission Report dated May 28, 2008, including the related attachments to that report.

Section 2: Revision of Existing Redmond Community Development Guide

Elements. The Redmond Community Development Guide, a portion of the Redmond Municipal

Code, is hereby amended to revise the text as described in Exhibit 1 to this ordinance, incorporated herein by this reference as if set forth in full to this ordinance.

Section 3: Severability. If any section, sentence, clause, map or phrase of this Ordinance or any Redmond Community Development Guide provision or regulation adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance or any other Redmond Community Development Guide provision or regulation adopted or amended hereby.

Section 4: Effective Date. This Ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five days after the publication of an approved summary consisting of this title.

CITY OF REDMOND

MAYOR JOHN MARCHIONE

ATTEST/AUTHENTICATED:

MICHELLE M. MCGEHEE, CMC

CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By

FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

**PUBLISHED:** 

EFFECTIVE DATE:

ORDINANCE NO: 2404

June 11, 2008

June 17, 2008

June 17, 2008 June 23, 2008 June 28, 2008

### 20C.60.20 Permitted Uses.

### 20C.60.20-010 Purpose.

RCDG 20C.60.20-030, Permitted Land Uses in Business, Manufacturing and Industry Zones, lists the land uses permitted within each of the business, manufacturing park and industry zones. Uses requiring General and Special Development approvals are indicated. Footnotes at the end of the Chart provide further clarification. (Ord. 2027)

### 20C.60.20-020 Allowed Uses.

- (1) The symbols used in the chart represent the following:
- P Permitted Use.
- G Allowed conditional use requiring General Development (GDP) approval.
- S Allowed conditional use requiring special development (SDP) approval.
- (2) Procedural requirements related to the general and special development permit processes are described in RCDG Title <u>20F</u>.
- (3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in RCDG Title <u>20F</u>, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG <u>20C.60.10</u>, Purpose, RCDG <u>20C.60.15</u>, Business, Manufacturing and Industrial Zones, and the latest issued version of the Standard Industrial Classification Manual. (Ord. 2027)

### 20C.60.20-030 Permitted Land Uses in Business, Manufacturing and Industry Zones.

## Business, Manufacturing and Industry Zones Permitted Land Use Chart

The state of the s		ning	Distri	icis .
	BE	iov <sub></sub>	MOR	Ţ
Housing	$\mathbf{P}^1$			Piere S.
Residential Mixed Use	<u></u>	P		<u> </u>
Secure Community Transition Facility	$C^{21}$		$C^{21}$	$C^{21}$
Kecreation and entertaliment	4.4.	• .	07.00	
Adult Entertainment Facilities <sup>2</sup>	S	S	S	S
Indoor Public Assembly: Arenas, Auditoriums, Conference Facilities		P		
Corporate Conference Centers accessory to primary business activity	P	P		
Libraries and Museums		С		
Athletic Clubs and Fitness Centers			P	
Public and Private Parks and Open Space			P	P
Wholesale and Retailed rade (#1500 to 1500 to 1	7	cas out		
Wholesale Trade and Assembly	Р	Р	Р	P

		Zoning Districts				
Land Use	ВP	ov	MP	Ţ		
Eating and Drinking Establishments (Sit-down/Carry-out) in multi-tenant buildings <sup>3</sup>	Р	P	P	С		
Eating and Drinking Establishments (Sit down/Carry-out) in a convenience commercial cluster or accessory to a Transit Center <sup>4</sup>		P				
Convenience retail commercial uses <sup>4, 20</sup>						
Retail Vehicle Fuel Sales (with or without Mini-marts) <sup>5</sup>	С	С	С			
Manufacturing and Assembly Uses <sup>5</sup>				- 1. (4.4) - 1. (4.4)		
Food and Kindred Products		С	P	P		
Factory Outlets <sup>6</sup>		P	P			
Apparel and other Textile Products			P	P		
Building Materials, including wood products, stone, glass and concrete products			P	P		
Asphalt and Concrete Batch Plants and other outdoor processing operations <sup>7,8</sup>			S	S		
Mining, Quarrying and other Extractive operations <sup>8</sup>				С		
Furniture and Fixtures			P	P		
Paperboard Containers and Boxes		С	P	P		
Printing, Publishing, and Allied Products		P	Р	P		
Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used in the manufacturing process		Р	P	P		
Perfumes, Cosmetics and Similar Preparations		С	P	P		
Fabricated Metal Products			С	P		
Industrial and Commercial Machinery			С	P		
Computer and Office Equipment	P	Р	Р	P		
Advanced Technology: Computer Hardware and Software	P	P	P			
Electrical and Electronic Equipment and Components	P	P	Р	P		
Aircraft Parts, Aerospace and Space Vehicles and Parts	P	P	P	P		
Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks		P	P	P		
Miscellaneous Manufacturing Industries			P	P		
Incidental Hazardous Waste Treatment and Storage <sup>9</sup>		S	S			
Primary Hazardous Waste Treatment and Storage <sup>9</sup>			С			
SCALE FOR THE STATE OF THE STAT						
Research and Development Facilities	P	P	P	P		

Land Use		Zoning Districts				
		ÓΨ	MP			
Corporate Headquarters and Regional Offices associated with other Permitted Uses	P					
Corporate Headquarters and Regional Offices (Includes all uses allowed in the above category without the requirement to be associated with a permitted use)		Р				
Construction/Contractors: Offices and Storage of Materials and Equipment			P	P		
Construction/Contractors: Offices only	Р	P				
Commercial/Industrial Photography, Cinematography, Video Production			P			
Convenience Service, Personal Service, and Professional Service uses <sup>4, 20</sup>						
Business Services: Technology Service and Support, Copy and Connectivity Centers, Consultants who directly support surrounding businesses, Telework Centers			P	117		
Day Care Centers <sup>10</sup>	S	S	S			
Rental Storage and Mini Warehouses <sup>11</sup>			P			
Warehousing and Distribution		P	P	P <sup>12</sup>		
Rental Services: Furniture, Tools, and Equipment with Exterior Storage	Р		Р			
Vehicle Rentals: Autos, Trucks, Trailers, Recreational Vehicles, Construction and Heavy Hauling Equipment <sup>13</sup>			S	S		
Auto and Boat Repair <sup>13</sup>			S	S		
Hospitals, Clinics, Long-Term Care Facilities, Residential Care Facilities		С				
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for up to 150 total students <sup>22</sup>		P	S <sup>23</sup>			
Education: Colleges, Universities, Public and Private Schools, Vocational and Trade Schools with the capacity for more than 150 students <sup>22</sup>		С	C <sup>23</sup>			
Churches, Synagogues, Temples, (1-750 seats); and Related Activities <sup>14</sup>		s	S			
Churches, Synagogues, Temples, (>750 seats), and Related Activities <sup>14</sup>		С	С			
Charitable, Social, Professional & Labor Organizations	P	P				
transportation Communication and Collines of the same of the same		( <b>5</b> /17 <sup>1</sup>				
Railroad Facilities (Excluding Yards, Shops and Maintenance Facilities)	P	С	P	P		
Transit Facilities, including Transit Centers, Rail and Park-and-Ride Lots		P <sup>15</sup>	P	P		
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals		C <sup>16</sup>	P	P		
Heliports and Helicopter Landing and Storage (excluding medivac)		С	С	С		
Commercial Parking Lots & Parking Garages						
Film, Video, TV, and Radio Broadcasting or Production Studios	P	P				

<b>1</b>	Land Use		Zoning Districts.			
			BP	OV.	MP	Ţ
Towing Operators and Auto Impoundment Yards					P	P
Large Satellite Dishes/Amateur Radio Antenna <sup>19</sup>			S	S	S	S
Broadcast and Relay Towers <sup>19</sup>			С	С	S	S
Wireless Communication Facilities <sup>19</sup>		S	S	S	S	
Local Utilities		P	P	P	P	
Regional Utilities		P	P	P	P	
Solid Waste Tr	ansfer Stations				P	
P=Permitted	Use; S = Special Use; (	CConditional Use	() bara	Access of the Control	eri eri Sistem	

#### Notes:

<sup>&</sup>lt;sup>1</sup> Limited to upper stories in mixed use structures. See RCDG <u>20C.60.25-020(4)</u> regarding maximum number of dwelling units and maximum building height provisions.

<sup>&</sup>lt;sup>2</sup> See adult entertainment regulations in Chapter <u>20D.20</u> RCDG, Adult Entertainment.

<sup>&</sup>lt;sup>3</sup> When located in a multi-tenant building. Limited to a maximum seating capacity of 50-person capacity. Hours of operation only allowed between 6am to 10pm; on-site parking to be provided for each employee. May exceed the 50-person capacity limit with up to 100-person capacity or that accommodated in 25% of gross floor area, whichever is less, if the establishment is a secondary operation to the manufacturing or assembly of food and kindred products and occupies no more than 25% of the combined gross floor area of both uses and provided that both uses are located in the same development.

<sup>&</sup>lt;sup>4</sup> See RCDG <u>20C.60.30-070</u>, Convenience Commercial Clusters, and <u>20C.60.30-080</u>, Convenience Uses Allowed as an Accessory Use to a Transit Center.

<sup>&</sup>lt;sup>5</sup> Subject to aquifer protection and sensitive areas regulations in Chapter <u>20D.140</u> RCDG. Not allowed in Willows Corridor Business Park zone. See RCDG 20C.70,50-070.

<sup>&</sup>lt;sup>6</sup> Provided retail sales are manufactured goods produced on the premises and accessory or secondary to the primary manufacturing or wholesaling activity. The outlet area shall not exceed 10 percent of the user's share of the gross floor area or 1,000 square feet.

<sup>&</sup>lt;sup>7</sup> Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.

<sup>&</sup>lt;sup>8</sup> Subject to Special Use Criteria, RCDG <u>20D.170.30</u>, Batch Plants and Extractive Operations.

<sup>&</sup>lt;sup>9</sup> Subject to Special Use Criteria, RCDG <u>20D.170.60</u>, Hazardous Waste Facilities.

<sup>&</sup>lt;sup>10</sup> Subject to Special Use Criteria, RCDG 20D.170.50, Day Care.

<sup>&</sup>lt;sup>11</sup> No business activities are allowed to operate from storage spaces.

<sup>12</sup> When associated with a permitted manufacturing use.

<sup>&</sup>lt;sup>13</sup> Subject to Special Use Criteria, RCDG <u>20D.170.20</u>, Auto, RV, Boat Uses.

<sup>&</sup>lt;sup>14</sup> Subject to Special Use Criteria, RCDG <u>20D.170.40</u>, Churches, Synagogues and Temples.

- <sup>15</sup> Park and ride lots shall obtain a Special Development Permit before being authorized in the OV zone.
- <sup>16</sup> Only motor vehicle maintenance facilities for public transit agencies or company-owned vehicles are allowed in the OV zone. In the OV zone, motor vehicle maintenance facilities for company-owned vehicles shall be accessory to another allowed use. In the OV zone, a special development permit shall be required even though the use is accessory to another use. Motor vehicle maintenance facilities shall not be allowed within a Transition Overlay.
- <sup>17</sup> Commercial parking lots, commercial parking garages and commercial parking structures are prohibited from storing impounded, abandoned, or damaged vehicles.
- <sup>18</sup> Commercial parking lots not accessory to another use shall obtain a Special Development Permit before being authorized in the OV zone.
- <sup>19</sup> Subject to Special Use Criteria, RCDG <u>20D.170.45</u>, Telecommunication Facilities.
- <sup>20</sup> When located in the Willows/Rose Hill Neighborhood. See RCDG <u>20C.70.50-070</u>, Convenience Retail and Services.
- <sup>21</sup> Subject to secure community transition facility criteria, RCDG <u>20D.170.55</u>, essential public facility criteria, RCDG <u>20F.40.80</u>, and RCDG <u>20F.30.40</u> for a Type III permit.
- <sup>22</sup> Full-time equivalencies, where one full-time equivalent shall equal 15 credits in a given quarter, shall establish the capacity of the number of students for vocational, trade, and technical schools in the MP zoning district.
- <sup>23</sup>Vocational, trade, and technical schools only. Other educational uses are prohibited. (Ord. 2159; Ord. 2152; Ord. 2129; Ord. 2102)